

RECEIVED DEC 3 1995

VOLUNTARY AGREEMENT

This is an agreement between 1) Dee Chai Development Corporation, holder of a Class CR alcoholic beverage license for Xing Kuba Restaurant, 2218 Wisconsin Avenue, N.W. ("the Restaurant") and 2) Sharon Willick and William Strydesky, 2216 Wisconsin Avenue, N.W. ("Neighbors").

The Restaurant and Neighbors wish amicably to resolve the issues which are presently before the Alcoholic Beverage Control Board ("the Board") upon the Restaurant's application for an amendment of its Class CR License. It is therefore agreed between the Restaurant and Neighbors that:

1. Upon the Board's acceptance of this Agreement, Neighbors will withdraw their pending protest and not oppose the Board's granting of the pending application for license amendment.

2. The Restaurant will promptly engage a competent licensed building contractor and arrange for the installation of a sound-absorbing wall on the second floor of the Restaurant along the entire length of the common wall between the Restaurant and Neighbor's residence. This sound-absorbing wall will be constructed in substantial conformity with the design drawing included in the July 1, 1995, Report of Acoustical Design Collaborative, Ltd. ("ADC") Construction of the sound-absorbing wall will be completed on or before December 31, 1995.

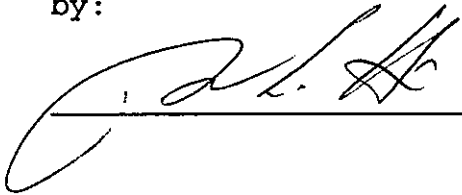
3. The Restaurant will not place any speaker or any other sound-emitting device on or immediately adjacent to the sound-absorbing wall. The Restaurant will not operate any speaker or

sound-emitting device at a sound level higher than that utilized by ADS in its testing pursuant to Paragraph 4 infra.

4. Upon completion of the sound-absorbing wall, the Restaurant will arrange for ADC to conduct such tests as it determines to be needed to ascertain whether the design objectives indicated in the July 1, 1995, Report have been met. Neighbors will grant ADC reasonable access to their residence to facilitate ADC's sound measurements. If ADC determines that the design objectives have not been met, the Restaurant will arrange for appropriate modifications promptly to be made.

Hereby agreed to by:

Dee Chai Development Company
T/A Xing Kuba Restaurant
by:



12/4/95
Date

Sharon Willick
William Strydesky,
Protestants
by:

Milton J. Grossman
Milton J. Grossman
Their Attorney

11/27/95
Date